

PROPOSED DEVELOPMENT CONDITIONS

SEA 2005-LE-027

February 12, 2009

If it is the intent of the Board of Supervisors to approve SEA 2005-LE-027 located at Tax Map 100-1 ((1)) 9 pt., 17 and 23A (7928, 7836 and 7950 Telegraph Road) on 82.87 acres for the following outdoor recreation facilities uses: golf course, short game practice area and putting green; pursuant to Sect. 3-104 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions (the conditions marked with an * have been carried forward from the previously approved special exception for these uses):

- 1) This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- 2) This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
- 3) This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Plat, which is a combined Generalized Development Plan/Special Exception Amendment Plat, entitled Hilltop Golf Course, prepared by Dewberry & Davis and dated February 12, 2008 as revised through January 16, 2009, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- 4) Transportation/Parking
 - a. A continuous pedestrian travel-way shall be provided from Telegraph Road to the proposed clubhouse as shown on the GDP/SEA Plat.*
 - b. The proposed parking surfaces shall be maintained and landscaped in accordance with PFM standards and the GDP/SEA Plat as determined by the Director, DPWES. Interior and peripheral parking lot landscaping shall be installed prior to the issuance of the non-RUP for the clubhouse and maintained as determine by UFM, DPWES.*

(10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.*

6) Lights

- a. All lighting on the application site shall conform to Group I standards as defined in Sect. 14-900 of the Fairfax County Zoning Ordinance.*
- b. A maximum of thirty-one (31), twelve (12)-foot high lights, as measured from the ground to the top of the fixture, shall be permitted within the parking areas. Each pole shall contain no more than two (2) lumieres with a maximum of one-hundred-seventy-five 175 watts each.*
- c. A maximum of eighteen (18), twelve (12)-foot high lights shall line the travel lanes. Each pole shall contains no more than one (1) lumiere with a maximum of one-hundred-seventy-five (175) watts.*
- d. All lights on the application property, with the exception of necessary security lighting, shall be extinguished at closing of the facility.*
- e. No lighting of these facilities shall be permitted in the morning. There shall be no lighting associated with the golf course portion.*

7) Design/Style

- a. The proposed club house shall be constructed as illustrated in the combined GDP/SE Plat.
- b. All signs shall be designed and installed in accordance with Article 12 of the Fairfax County Zoning Ordinance.*

8) Additional Landscaping

In addition to the landscaping shown on the GDP/SEA Plat, the following landscaping shall be added to the golf course facilities:

- a. The amount of setback between the proposed golf course and Telegraph Road shall be a minimum of fifty (50) feet in depth. However, the amount of landscaping within the fifty foot deep transitional screening yard shall be the equivalent of the amount of plantings required for Transitional

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished. The approval of this special exception does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction upon the proposed improvements has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.